

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2022, Legislative Day No. 6

Bill No. 19-22

Mr. Todd Crandell, Councilman

By the County Council, March 21, 2022

A BILL
ENTITLED

AN ACT concerning

Zoning Regulations – Fuel Service Stations

FOR the purpose of amending locations where fuel service stations are permitted and generally relating to fuel service stations.

BY repealing and re-enacting, with amendments

Section 405.2.A
Baltimore County Zoning Regulations, as amended

1 SECTION 1. BE IT ENACTED BY THE COUNTY COUNCIL OF BALTIMORE
2 COUNTY, MARYLAND, that the Baltimore County Zoning Regulations read as follows:
3

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.
[Brackets] indicate matter stricken from existing law.
~~Strike out~~ indicates matter stricken from bill.
Underlining indicates amendments to bill.

1 ARTICLE 4 – SPECIAL REGULATIONS

2 Section 405 – Fuel Service Stations

3
4 § 405.2. Locations in Which Fuel Service Stations are Permitted.

5 A. A fuel service station is permitted by right subject to Section 405.4, provided that no
6 fuel servicing spaces are within 100 feet of a D.R., R.C., or R.A.E. zoned property, or an R.O.
7 zoned property unless located on an arterial street, and is integrated with and located:

8 1. In a planned shopping center of which at least 20 percent has been constructed
9 or is under construction at the time the building permit for the fuel service station is issued, but
10 not to exceed one station for each 60,000 square feet of gross floor area of the planned shopping
11 center;

12 2. In an approved planned industrial park of a minimum net area of 50 acres, but
13 not to exceed one for each 50 acres of net area; [or]

14 3. In a planned drive-in cluster; OR

15 4. WITHIN A PLAN OF DEVELOPMENT WITH A MINIMUM NET AREA
16 OF 60 ACRES THAT IS UNDER COMMON OWNERSHIP OR CONTROL, ZONED B.M.-
17 C.T., AND LOCATED IN THE CHESAPEAKE ENTERPRISE ZONE, BUT NOT TO
18 EXCEED ONE FOR EACH 30 ACRES OF NET AREA.

19
20 SECTION 2. AND BE IT FURTHER ENACTED, that this Act, having been passed by
21 the affirmative vote of five members of the County Council, shall take effect on May 2, 2022.